



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE
REFER TO FILE

July 12, 2022

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Supervisors:

**WATER RESOURCES CORE SERVICE AREA
SALE OF SURPLUS REAL PROPERTY
FROM THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
TO RC WEST COVINA, LP,
WALNUT CREEK, PARCEL 384EXF,
IN THE CITY OF WEST COVINA
(SUPERVISORIAL DISTRICT 1)
(3 VOTES)**

SUBJECT

Public Works is seeking Board approval to sell Parcel 384EXF related to Walnut Creek, in the City of West Covina, from the Los Angeles County Flood Control District to the adjacent property owner, RC West Covina, LP.

IT IS RECOMMENDED THAT THE BOARD ACTING AS THE GOVERNING BODY OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:

1. Find that the proposed project is exempt from the California Environmental Quality Act for the reasons stated in this Board letter and in the record of the project.
2. Find that the fee interest in Parcel 384EXF related to Walnut Creek, in the City of West Covina, is surplus and no longer required for the purposes of the Los Angeles County Flood Control District.
3. Find that Parcel 384EXF related to Walnut Creek, in the City of West Covina, is exempt surplus land under the provisions of the Surplus Land Act.

4. Approve the project, which is the sale of Parcel 384EXF related to Walnut Creek, from the Los Angeles County Flood Control District to the adjacent property owner, RC West Covina, LP.

5. Instruct the Chair of the Board of Supervisors to execute the Quitclaim Deed document and authorize delivery to RC West Covina, LP.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find that the project is exempt from the California Environmental Quality Act (CEQA), the parcel is exempt surplus land under the provisions of the Surplus Land Act, and allow the Los Angeles County Flood Control District to sell its surplus real property, Parcel 384EXF related to Walnut Creek, in the City of West Covina, as shown on the map attached to the enclosed Quitclaim Deed document, to the adjacent property owner, RC West Covina, LP, for \$24,605.

In 1962 the District acquired Parcel 384 as part of the land needed for Walnut Creek. Construction of the facility has been completed and the subject parcel lies outside the required right of way.

RC requested to purchase Parcel 384EXF, measuring approximately 700+ square feet, related to Walnut Creek, for an alternate access to their adjacent property.

Implementation of Strategic Plan Goals

These recommendations support the County Strategic Plan: Strategy III.3, Pursue Operational Effectiveness, Fiscal Responsibility, and Accountability, because revenues received from this transaction will help promote fiscal responsibility for the operation and maintenance of flood control facilities and eliminate liabilities.

FISCAL IMPACT/FINANCING

There will be no impact to the County General Fund.

RC deposited \$24,605 for the sale, which represents the fair market value. This amount was deposited into the Flood Control District Fund (B07, Revenue Source Code 9908-Sale of Capital Assets-Land).

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Pursuant to California Government Code, Section 65402, notification of the proposed sale was submitted to the City of West Covina, Planning Division, for its report as to conformance with the City's adopted General Plan. Since no comments were received within the 40-day period as stipulated in this section, it is conclusively deemed the proposed sale is in conformance with the City's adopted General Plan.

Parcel 384EXF related to Walnut Creek is exempt surplus land as defined in the California Government Code, Section 54221. The parcel is exempt surplus land under the provisions of the Surplus Land Act because (1) it is being sold to the owners of contiguous land; (2) the parcel size is less than 5,000 square feet in area; and (3) is less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located.

The proposed sale is authorized by Section 2, Subsection 13, of the Los Angeles County Flood Control Act. This section provides as follows: "The Los Angeles County Flood Control District is hereby declared to be a body corporate and politic and has all the following powers...13. To lease, sell or dispose of any property (or any interest therein) whenever in the judgment of the board of supervisors of the property, or any interest therein or part thereof, is no longer required for the purposes of the district..."

The proposed sale is not considered adverse to the District and will not hinder the use of Walnut Creek or potential transportation, utility, or recreational corridors. The enclosed Quitclaim Deed document does not transfer rights to any oil, gas, petroleum, or other hydrocarbon and minerals.

The enclosed Quitclaim Deed document has been approved by County Counsel as to form and it will be recorded.

ENVIRONMENTAL DOCUMENTATION

This proposed project, which is the sale of the District's surplus real property, is exempt from CEQA. The sale of the subject property is within a class of projects that have been determined not to have a significant effect on the environment in that it meets the criteria of Section 15312 of the CEQA Guidelines and Class 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. The subject property does not have significant values for wildlife habitat or other environmental purposes and is incapable of independent development. In addition, based on the proposed project records, it will comply with all applicable regulations; it is not in a sensitive environment; there are no cumulative impacts, unusual circumstances, damage to scenic highways, or listing on hazardous waste site lists compiled pursuant to Government Code, Section 65962.5, or indications that it may cause a substantial adverse change in the significance of a historical resource that would make the exemption inapplicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

This transaction will eliminate the need to maintain the property and reduce the cost of the District's expenses and potential liabilities.

CONCLUSION

Please return one adopted copy of this letter and one executed original Quitclaim Deed document to Public Works, Survey/Mapping & Property Management Division.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Pestrella".

MARK PESTRELLA, PE
Director

MP:GE:jh

Enclosures

c: Auditor-Controller (Accounting Division—Asset
Management)
Chief Executive Office (Chia-Ann Yen)
County Counsel
Executive Office

ORIGINAL

RECORDING REQUESTED BY
AND MAIL TO:

RC WEST COVINA, LP
c/o Ridge Crest Real Estate, LLC
RC Homes, Inc.
550 N. Larchmont Blvd., Suite 201
Los Angeles, CA 90004

Space Above This Line Reserved for Recorder's Use

Documentary Transfer Tax is \$
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
8467-016-902

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to RC WEST COVINA, LP, a California limited partnership, all its right, title, and interest in and to the real property in the City of West Covina, County of Los Angeles, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

CELIA ZAVALA, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

WALNUT CREEK 384EXF
(Files: WALNUT CREEK 384 & 384EXF)
Parcel No. 384EXF
I.M. 129-297
S.D. 1 M1921010
Project ID No. MPR0000947

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

CELIA ZAVALA, Executive Officer of the
Board of Supervisors of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

DAWYN R. HARRISON
Acting County Counsel

By *Groble Suzuki*
Deputy

APPROVED as to title and execution,

_____, 20____.

LOS ANGELES COUNTY PUBLIC WORKS
Survey/Mapping & Property Management Division

Supervising Title Examiner

By _____

EXHIBIT A

WALNUT CREEK 384EXF

20-RW9.2

A.I.N. 8467-016-902

I.M. 129-297

S.D. 1

M1921010

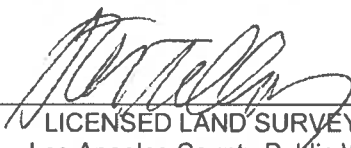
LEGAL DESCRIPTION

PARCEL NO. 384EXF (Quitclaim of fee):

That certain parcel of land in Lot 109, E.J. Baldwin's 4th Subdivision, as shown on map recorded in Book 8, page 186, of Maps, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described as Parcel No. 384 in a Final Order of Condemnation, had in Superior Court Case No. 761779, a certified copy of which was recorded on September 19, 1962, as Document No. 4138, in Book D1761, page 712, of Official Records, in the office of said Registrar-Recorder/County Clerk.

Containing: 700± square feet.



APPROVED AS TO DESCRIPTION	
By	
	LICENSED LAND SURVEYOR Los Angeles County Public Works
Dated	NOVEMBER 17, 2021